

Resolution No.:	15-1145
Introduced:	September 20, 2005
Adopted:	September 20, 2005

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Application No. G-838 for Amendment to the Zoning Map, County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District located within Montgomery County, Opinion and Resolution on Application

OPINION

Sectional Map Amendment G-838 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application for the purpose of implementing the zoning recommendations contained in the Approved and Adopted Olney Master Plan. The SMA application covers approximately 30,600 acres. The area proposed for reclassification consists of approximately 1,544 acres proposed for Euclidean zoning and 428 acres to be placed in the Upper Rock Creek Environmental Overlay zone. The remaining acreage is to be reconfirmed as currently zoned.

The District Council approved the Olney Master Plan on March 15, 2005. The Master Plan sets forth the specific land use and zoning objectives for the development of the Olney planning area and was subject to extensive and detailed review by the District Council. Following the transmittal of the fiscal impact analysis of the Olney Master Plan by the County Executive, the District Council held a public hearing on September 21, 2004 wherein testimony was received from interested parties.

Sectional Map Amendment G-838 was filed on June 15, 2005 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Olney Master Plan. The Council held a public hearing on July 26, 2005. The Planning, Housing and Economic Development Committee held a worksession on September 19, 2005, found the SMA to be consistent with the Master Plan, and discussed one issue raised in connection with Sectional Map Amendment G-838.

The Council reviewed a request by the owner of the Tower Company property to include in Sectional Map Amendment G-838 a rezoning to the RT-10 zone. This property is currently zoned RE-1/R200. The Olney Master Plan recommended the property remain zoned RE-1/R200, but recommended RT-10 zoning for that portion of the property not acquired by the State for an intersection improvement. The Council decided to grant the property owner's request and place the RT-10 zone on the 3.11 acres of the land not recommended for parkland dedication or

considered for the intersection improvement as outlined on the attached State facility planning map.

The Council discussed the omission in the Sectional Map Amendment of the rezoning of the Hanks property (Parcel 216 on Tax Map JS 12, 10.71 acres) due to an inadvertent error. The property is currently zoned RE-2 and is recommended to be zoned RNC. The Council decided to amend the Sectional Map Amendment to achieve consistency with the recommendations in the Approved and Adopted Olney Master Plan.

The Council considered the Sectional Map Amendment at a worksession held on September 20, 2005. The Council supported the Sectional Map Amendment as submitted by the Planning Board. The Council finds that Sectional Map Amendment Application G-838 is necessary to implement the land use and development policies expressed in the Approved and Adopted Olney Master Plan.

The Council supports the technical changes highlighted in the Technical Staff Report, including adjustments to zoning boundaries indicated by the transition from hand-drawn zoning maps to digital map. The Council finds that all other zoning changes are consistent with the recommendations of the Approved and Adopted Olney Master Plan.

The evidence of record for Sectional Map Amendment G-838 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Olney Master Plan, dated May 2004, and all record materials compiled in connection with the public hearing held by the Council on July 26, 2005 on Sectional Map Amendment G-838.


For these reasons and because to grant this application will aid in the accomplishment of a coordinated, comprehensive adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

1. Application No. G-838, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Olney Master Plan, consisting of approximately 30,600 acres, more or less, is GRANTED. Approximately 1,922 acres are rezoned as a result of this action. The remaining acreage is to be reaffirmed as currently zoned.
2. The parcels reclassified as part of this action to the applicable zones recommended in the Master Plan are listed in the attached Technical Staff Report.

This is a correct copy of Council action.



Linda M. Lauer, Clerk of the Council

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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Silver Spring, Maryland 20910-3760
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June 23, 2005
Revised 6/30/05

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief
Community-Based Planning Division

FROM: Khalid Afzal, Team Leader (301/495-4650) *YAK*
Community-Based Planning Division

SUBJECT: Sectional Map Amendment G-838: Olney Master Plan Area

RECOMMENDATION: Approval of the Sectional Map Amendment and to transmit comments to the County Council.

BACKGROUND

This Sectional Map Amendment (SMA) application, G-838, was filed on June 17, 2005 to implement the Euclidean zoning changes as recommended by the approved and adopted Olney Master Plan. On June 21, 2005, the County Council set July 26, 2005 as the date of public hearing on this application. The memorandum constitutes the Technical Staff Report on the proposed SMA.

The District Council approved the Olney Master Plan on March 15, 2005, by Resolution 15-924. The Maryland-National Capital Park and Planning Commission adopted the approved plan on April 20, 2005, by Resolution 05-05.

The Olney Master Plan covers an area of approximately 30,600 acres. This SMA will reclassify about 206 properties covering approximately 1,544 acres to new Euclidian zoning. The remaining 29,056 acres are proposed to retain their existing zones. These 206 properties are grouped into twenty-eight (28) parcels identified in Table 1 and on the index map attached to this report. Each parcel includes one property, or a group of more than one on contiguous properties, proposed for reclassification to a new zone from a similar existing zone.

The Olney Master Plan also expanded the Upper Rock Creek Environmental Overlay Zone to two areas within the Olney Master Plan area:

1. a portion of the Upper Rock Creek watershed north of MD 108 and west of Reddy Branch Stream Valley Park; and
2. the Norbeck Country Club property on Cashell Road.

This SMA applies the Upper Rock Creek Environmental Overlay Zone to approximately 456 acres. The SMA applies the Overlay Zone to the Norbeck Country Club property on Cashell Road, which is being reclassified from RE-1 to RNC. The existing underlying zoning for the remaining properties located north of MD 108 does not change (see Table 1).

Although the Olney Master Plan recommends a floating zone for one property, and an SMA may include floating zone changes recommended by a master plan if requested by the property owners, no such request was received. Therefore, all reclassifications included in this SMA are Euclidean.

This SMA makes slight adjustments to zoning boundaries on some properties as it makes the transition from hand-drawn zoning maps to digital maps. These are non-substance changes in that they do not change the current zoning classification of any property, and they are not identified in Table 1 or the index map.

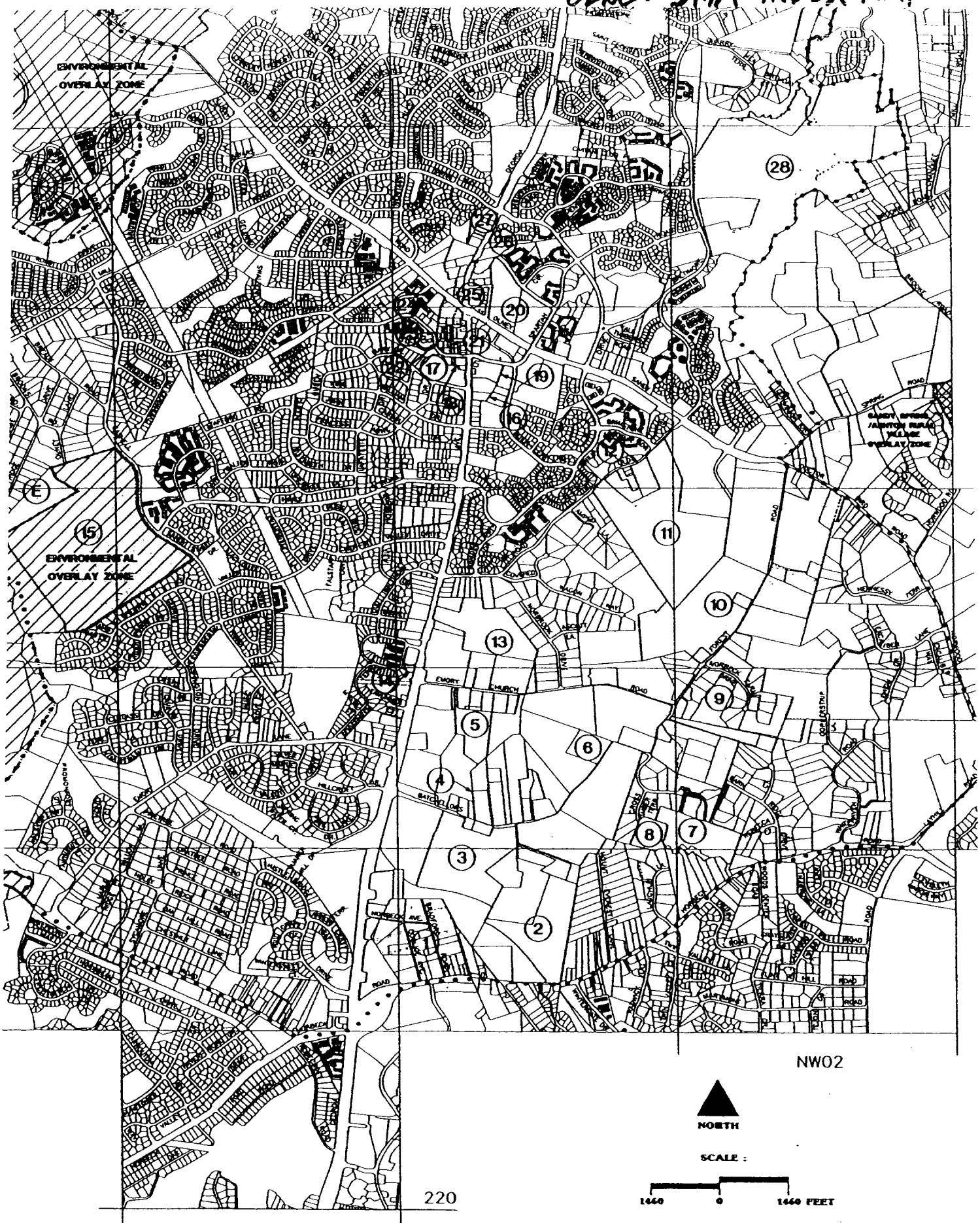
There are no pending zoning cases within the boundaries of the proposed Olney SMA. Staff recommends approval of the proposed SMA.

KA:ha: j:\2005 staff reports\team 5\SMA PB report 2
Attachments

Table 1: List of Parcels—Olney Master Plan Recommended Zoning Changes
(Revised 6/30/05)

SMA Parcel Designation	Area (Acres)	Current Zoning	Proposed Zoning
Parcel 1	90.20	RE-2	R-200/TDR
Parcel 2	77.86	RE-2	RNC
Parcel 3	58.98	RE-2	RC
Parcel 4	5.60	RE-2	RNC
Parcel 5	16.41	LDRC	RNC
Parcel 6	290.11	RE-2	RNC
Parcel 7	44.16	LDRC	RNC
Parcel 8	10.00	RE-2	RNC
Parcel 9	71.79	LDRC	RNC
Parcel 10	148.96	RE-2	RNC
Parcel 11	104.61	RC	RNC
Parcel 12	12.33	RE-2	RNC
Parcel 13	62.90	RE-2	RNC
Parcel 14	0.83	R-200	C-1
Parcel 15	198.62	RE-1	RNC
Parcel 16	6.06	O-M	MXTC
Parcel 17	9.84	R-200	MXTC
Parcel 18	2.27	C-O	MXTC
Parcel 19	5.64	C-1	MXTC
Parcel 20	58.87	C-2	MXTC
Parcel 21	0.23	C-T	MXTC
Parcel 22	5.11	R-60	MXTC
Parcel 23	0.03	RT-8	MXTC
Parcel 24	2.55	R-60	MXTC
Parcel 25	20.96	C-1	MXTC
Parcel 26	4.51	C-T	MXTC
Parcel 27	4.45	R-30	MXTC
Parcel 28	229.32	RE-2	RNC
Total	1,543.20		
Environmental Overlay Zone Parcels			
A	1.06	RC	No change
B	32.83	RC, RDT	No change
C	12.50	RDT	No change
D	182.45	RMH200, R-200, RE-1, RDT	No change
E*	226.39	RE-1	RE-1, RNC
Total	455.23		

*Includes Norbeck Country Club property, also included for Euclidean zoning changes as Parcel 15.



NW02



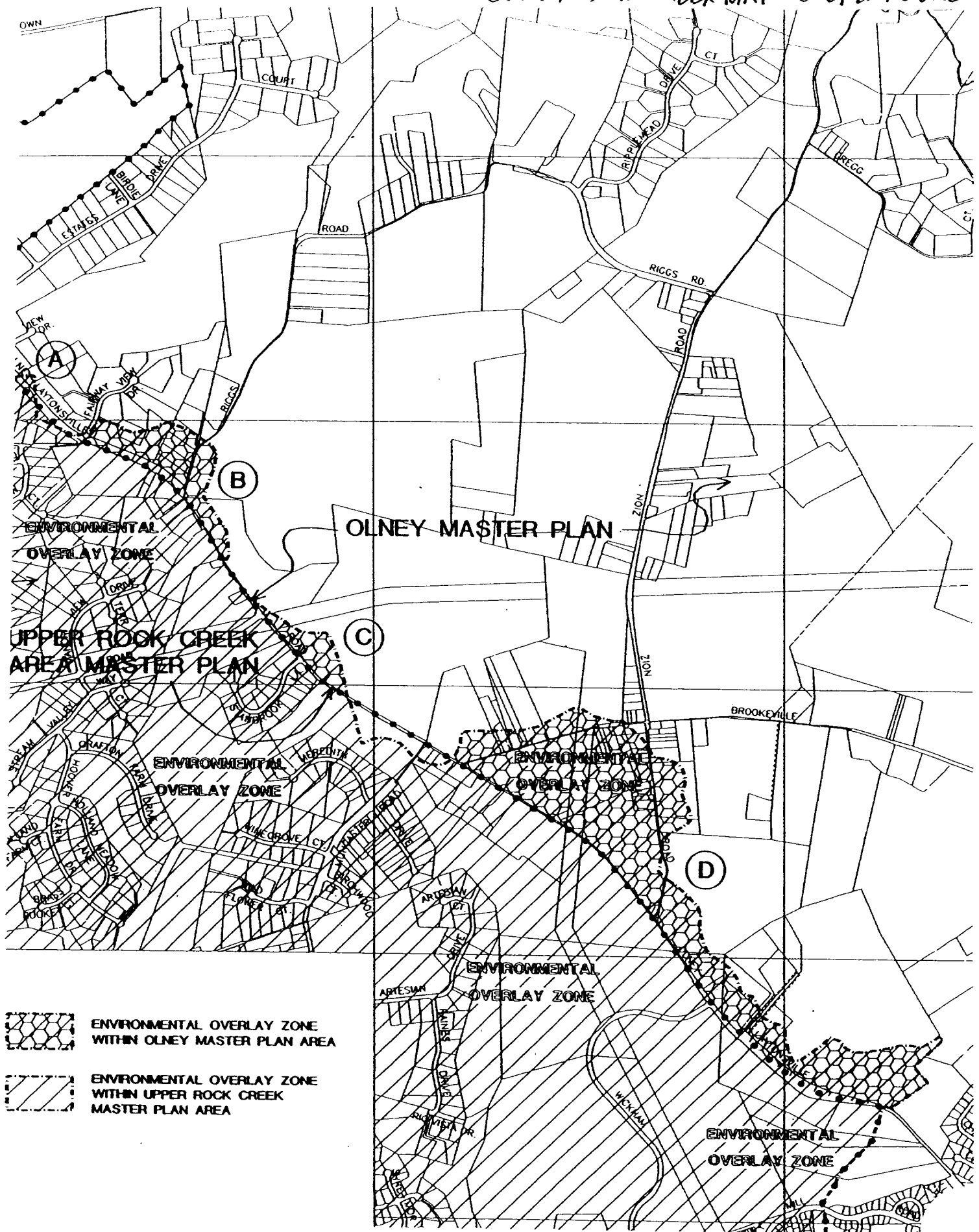
SCALE :



220

NW04

OWN



ENVIRONMENTAL
OVERLAY ZONE

(28)

20



19



11

⑩

13

5

6



3

2

7

**ENVIRONMENTAL
OVERLAY ZONE**

**GASBY SPRING
/ASTORIA RURAL
VILLAGE
OVERLAY ZONE**

NW02

220

NW04



SCALE

